

ATTACHMENT 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2014-00092 / WALTOS

Approved Development

1. This approval authorizes the construction of a 2,400 square foot two-story mixed-use building to include the following:
 - a. First Floor – 1,200 square feet of office space and approximately 869 square foot garage to be used by the second floor residence.
 - b. Second Floor – 1,200 square feet of living space; Decks - approximately 630 square feet of uncovered deck space.
 - c. Parking – A total of four (4) spaces to include: Two (2) spaces for public parking, one (1) will be a handicapped accessible space; and two (2) spaces within the first floor for the residential unit.
 - d. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements.
2. Modification of the parking standards established in Section 23.04.160 by reducing the required number of spaces from 5 to 4.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, submit a revised ***plans*** to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. There shall be no structural development within the 10 foot rear setback. The stairs shown on sheet A2.01 shall be removed.
 - b. The proposed upper rear deck shall not extend more than 30% into the rear setback (3 feet).
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

5. **At the time of application for construction permits**, public improvement plans shall be prepared by a Registered Civil Engineer in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards for review and approval by the County Public Works Department. The following shall be included on the plans:
 - a. Street plan and profile for widening to complete the project side of A-2 urban street sections fronting the property. All proposed driveways to be constructed in accordance with County Standard B-3 series drawings.

ATTACHMENT 2

- b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extent beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
6. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with section 23.05.040 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.040.
9. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
11. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Fire Safety

12. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

13. **At the time of application for construction permits**, the applicant shall provide a letter from the Cayucos Sanitary District and Paso Robles Beach Water Association stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
15. **Prior to issuance of a construction permit**, the applicant shall pay the housing impact fee as required by Section 22.12.080.F.1, or may defer fee payment pursuant to Section 22.12.080.J.4. As an alternative the applicant may provide housing units or a land donation, pursuant to Section 22.12.080.F.3.

Stormwater Pollution Prevention

16. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Conditions to be completed during project construction

Building Height

17. The maximum allowable height for the project is 28" feet from average natural grade. The applicant is proposing a height of 26'-3".
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

18. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **establishment of the use**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
19. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire of all required fire/life safety measures.

ATTACHMENT 2

20. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Access

21. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

On-going conditions of approval (valid for the life of the project)

22. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
23. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Access

24. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
25. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

26. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.